

COLUMBIA CITY-HILLMAN CITY-GENESEE BUILT ENVIRONMENT

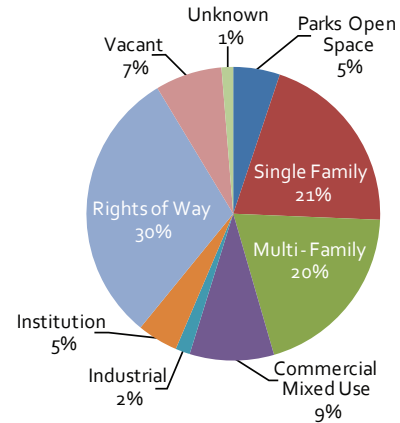
Columbia City-Hillman City-Genesee	2000 Census
Housing Units	1,980
Owner Occupied	609
Renter Occupied	1,260
Vacant Housing Units	111
Average HH Size	2.64
Owner Occupied	2.81
Renter Occupied	2.55
Median Contract Rent	\$417
Median House Value	\$171,353

*SF-3 block group estimates

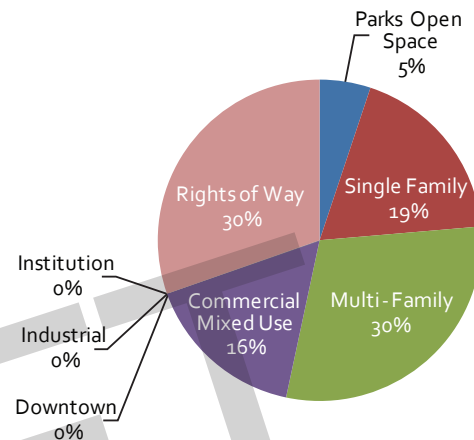
Current Densities	as of 2007
Gross Acres	313
Housing Units/Acre	7.60
Population/Acre	18.60
Jobs/Acre	7.40

Source for land use and density information: DPD
(Comprehensive Planning section)

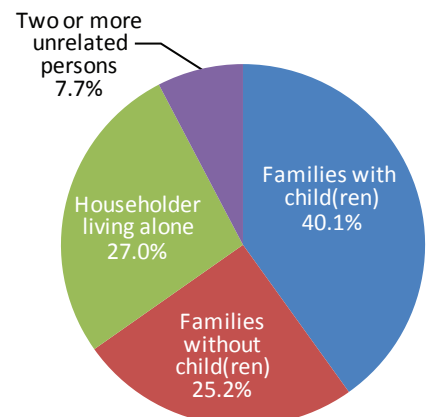
Existing Land Use



Zoned Land Use



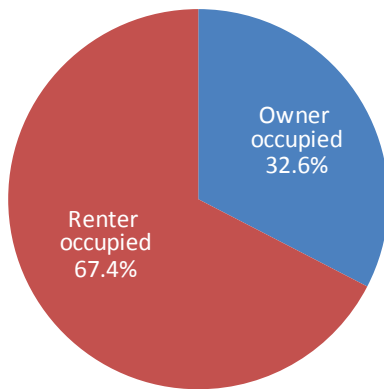
Household Types
for all households



Note: "Children" refers to related children under 18 years of age
Source: 2000 Census (SF-3 block group estimates)

Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

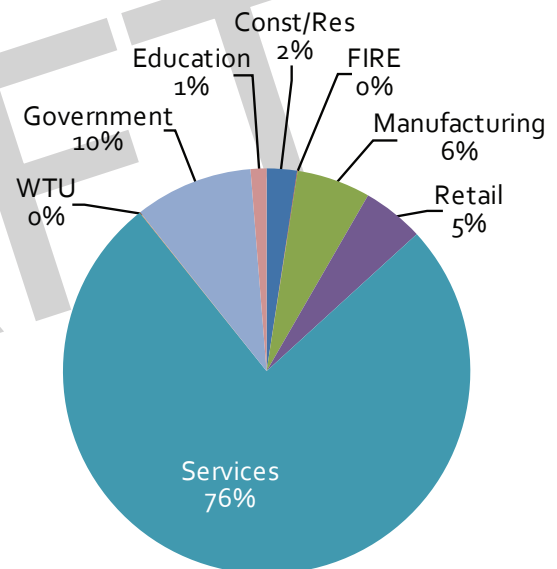
Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Columbia City-Hillman City-Genesee Neighborhood Plan: <http://www.seattle.gov/neighborhoods/npi/matrices.htm>

Web Links

- Department of Planning and Development: <http://www.seattle.gov/dpd/>

2007 Employment by Sector

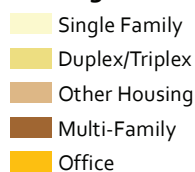


Source: PSRC Covered Employment Database (from Washington State ESD data)

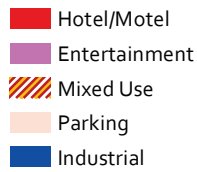
Nice Image Here

Columbia City

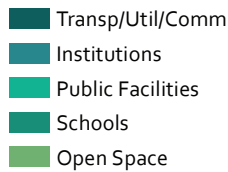
Existing Land Use



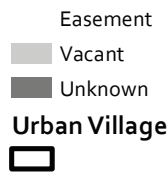
■ Retail/Service



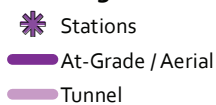
Warehouse



 Water Body



LINK Light Rail



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Columbia City

Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

Single Family

 Downtown

■ ID/Pike Mrkt/Pioneer Sqr

Other Industrial

General Industrial

 MIO




Station Area Overlay

- 
- City Open Space**

Urban Village

- 10

LINK Light Rail

-  Stations
-  At-Grade / Aerial
-  Tunnel



Miles

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COLUMBIA CITY-HILLMAN CITY-GENESEE GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

Columbia City Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	313	1,750	6	800	8	N/A	N/A	N/A	N/A

Development Capacity as of 2007

Development Capacity	
Housing Units	1,743
Commercial S.F.	82,395
Jobs	275

Source: DPD capacity model

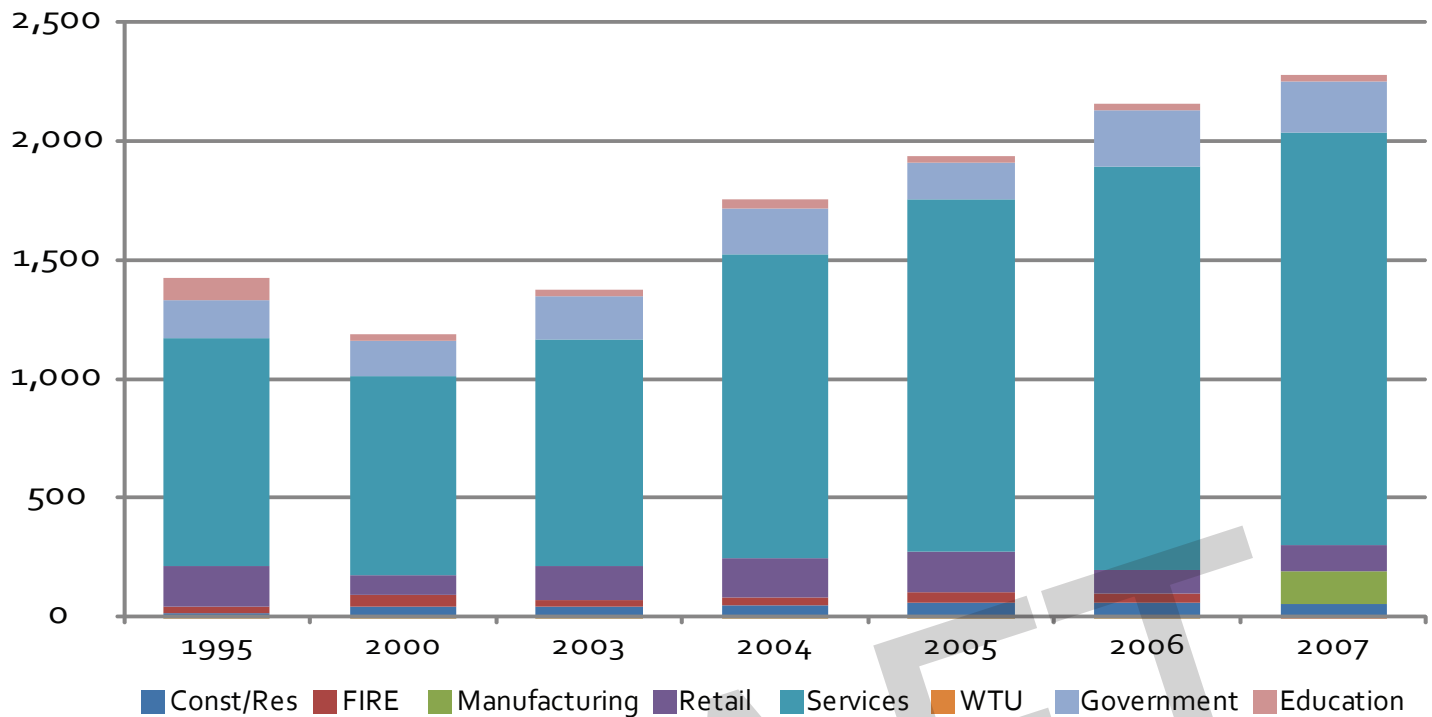
Residential Construction

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	48	16	4
Accessory Dwelling Units	0	0	
Multi-Family	275	91	0
Mixed Use	145	83	2
Institution	0	0	
Industrial	0	0	
Total New	468	190	6

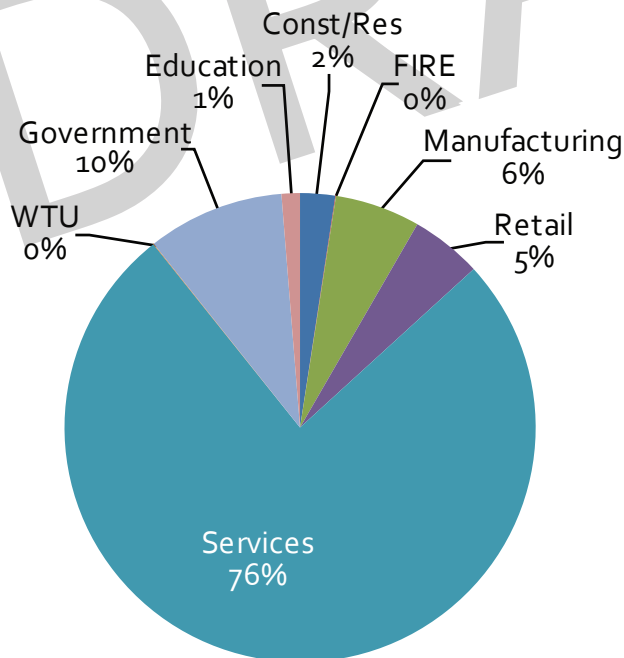
Source: DPD permit tracking



Employment by Sector



2007 Employment by Sector



Source: PSRC Covered Employment Database, based on QCEW data from Washington State Employment Security Department.
 Note: Government Education figures for 2000 to 2005 are being revised by PSRC.

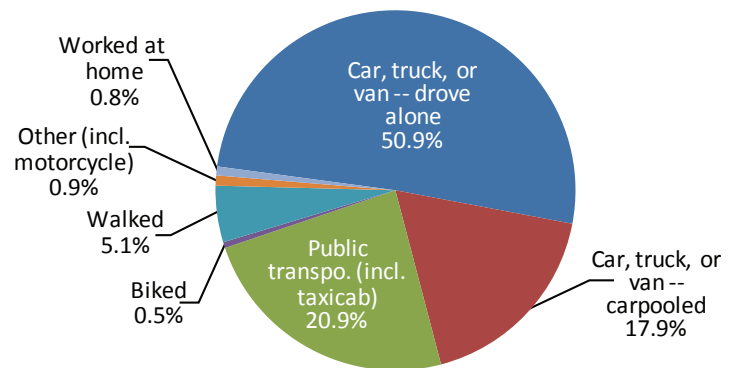
Web Links:

- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

COLUMBIA CITY-HILLMAN CITY-GENESEE TRANSPORTATION

Nice Picture Here

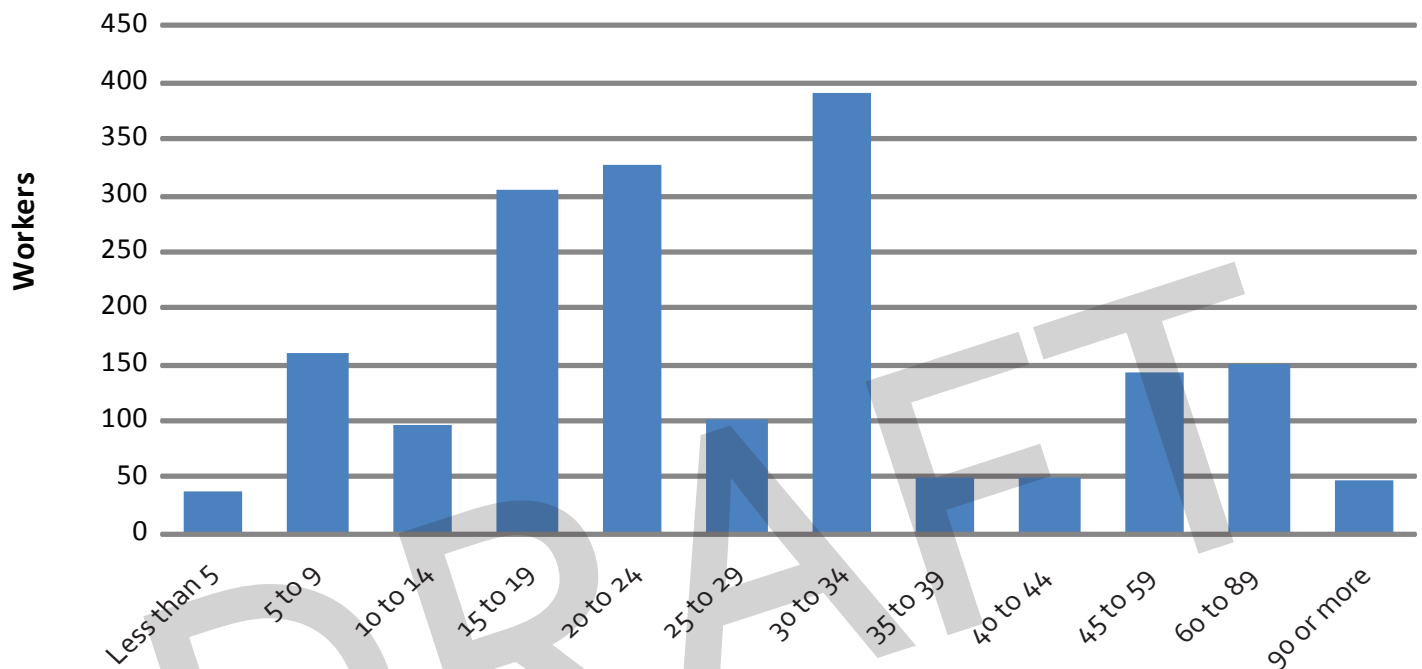
Means of Transportation to Work
for workers 16 years and older



Other than drove alone: 49.1%

Source: 2000 Census, SF-3 block group estimates

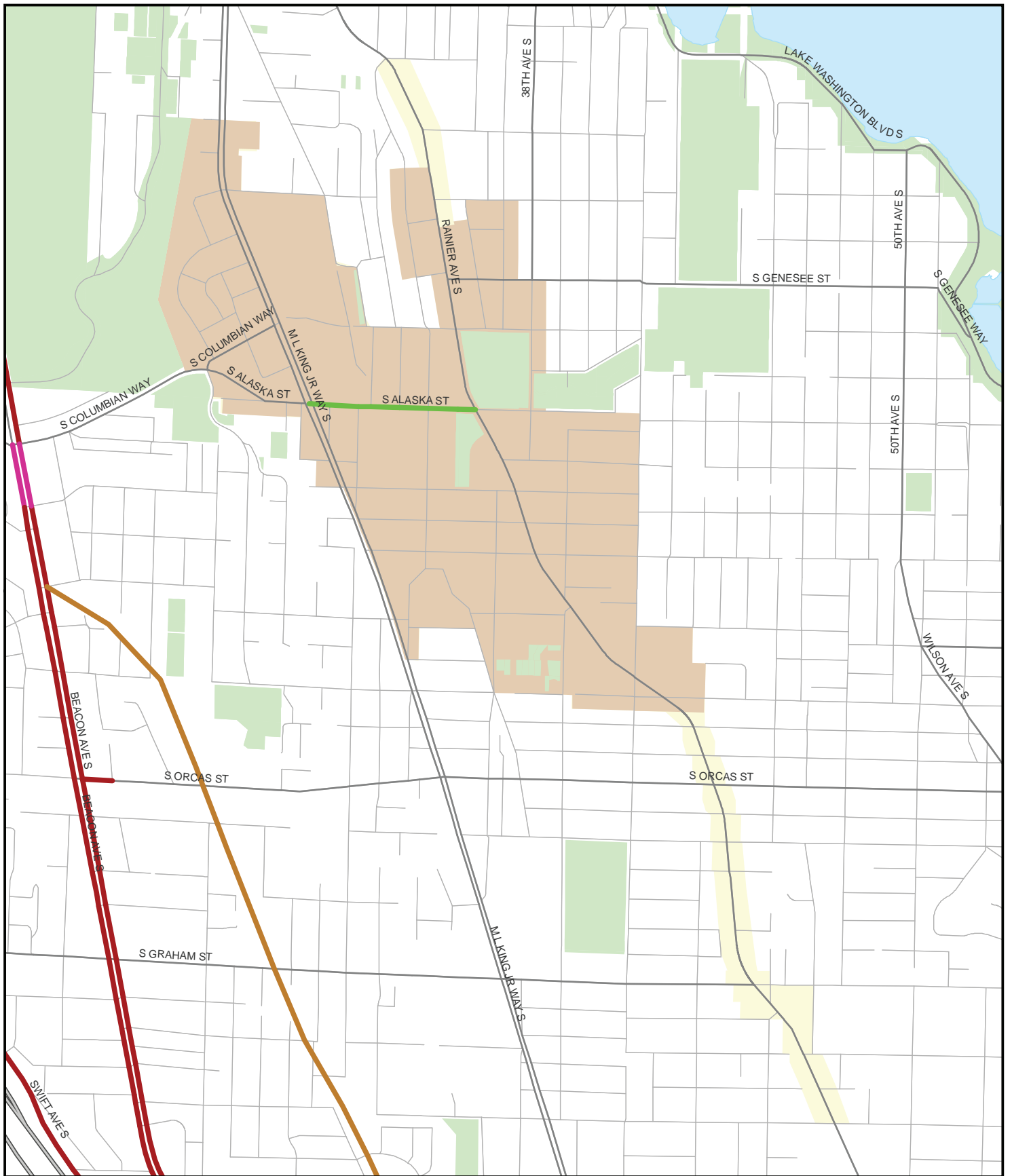
Travel Time to Work (in minutes)
for workers 16 years and older not working at home



Source: 2000 Census (SF-3 block group estimates)

Related Plans

- **Southeast Transportation Study (SETS)** December 2008
http://www.seattle.gov/transportation/ppmp_sets.htm
The Southeast Transportation Study (SETS) builds on existing planning to provide a long-range, comprehensive, transportation plan for the area. It will serve as a blueprint for financing and programming transportation improvements in Southeast Seattle over the next two decades.
- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.



Columbia City

Existing Bicycle Facilities

Wide Outside Lane/Paved Shoulder

Bicycle Boulevard

Multi-use Trail

Shared Roadway

Bike Lanes

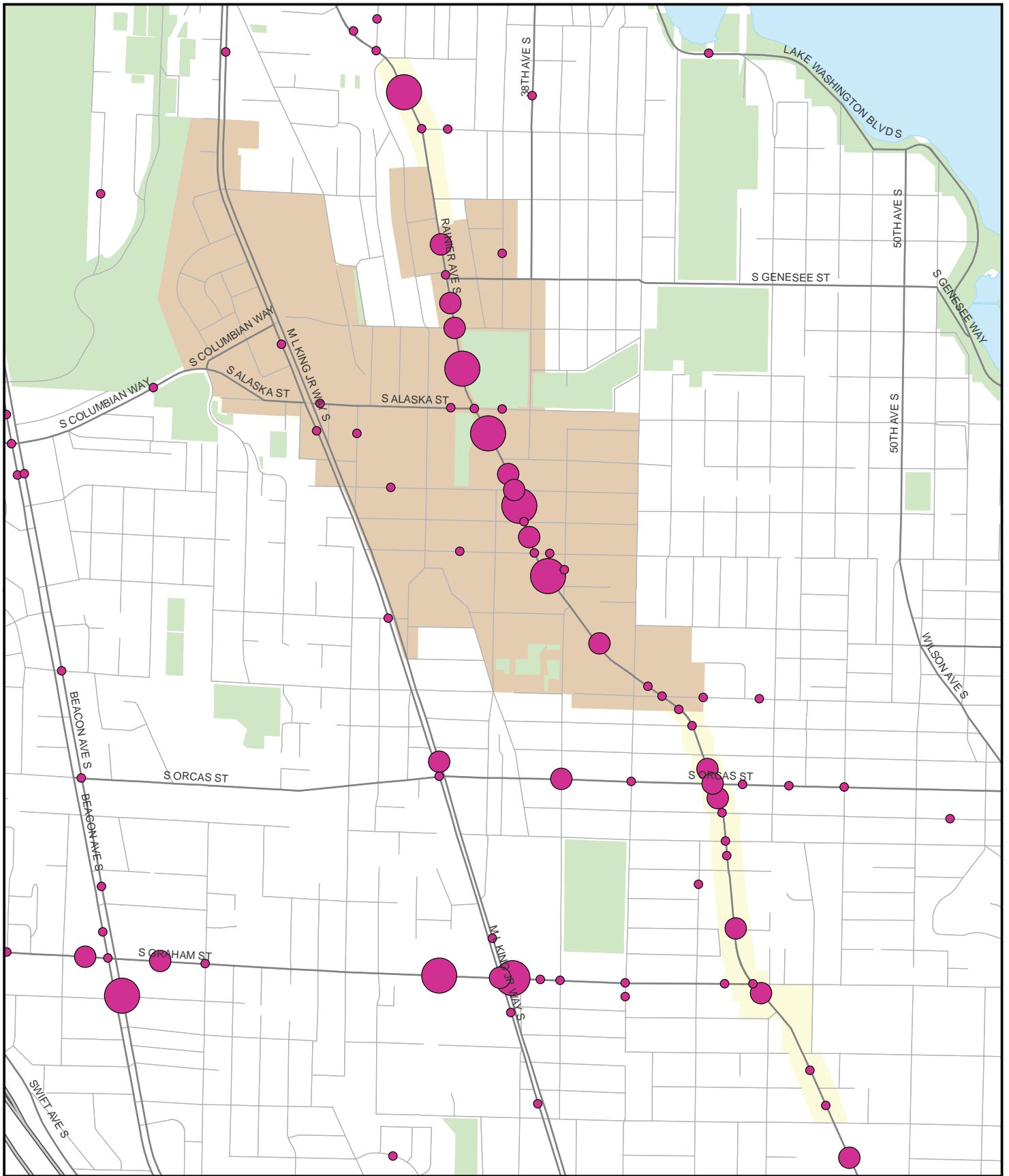
Sharrows

Climbing Lane



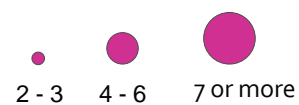
SDOT
Seattle Department of Transportation

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Columbia City

Car Collisions 2008

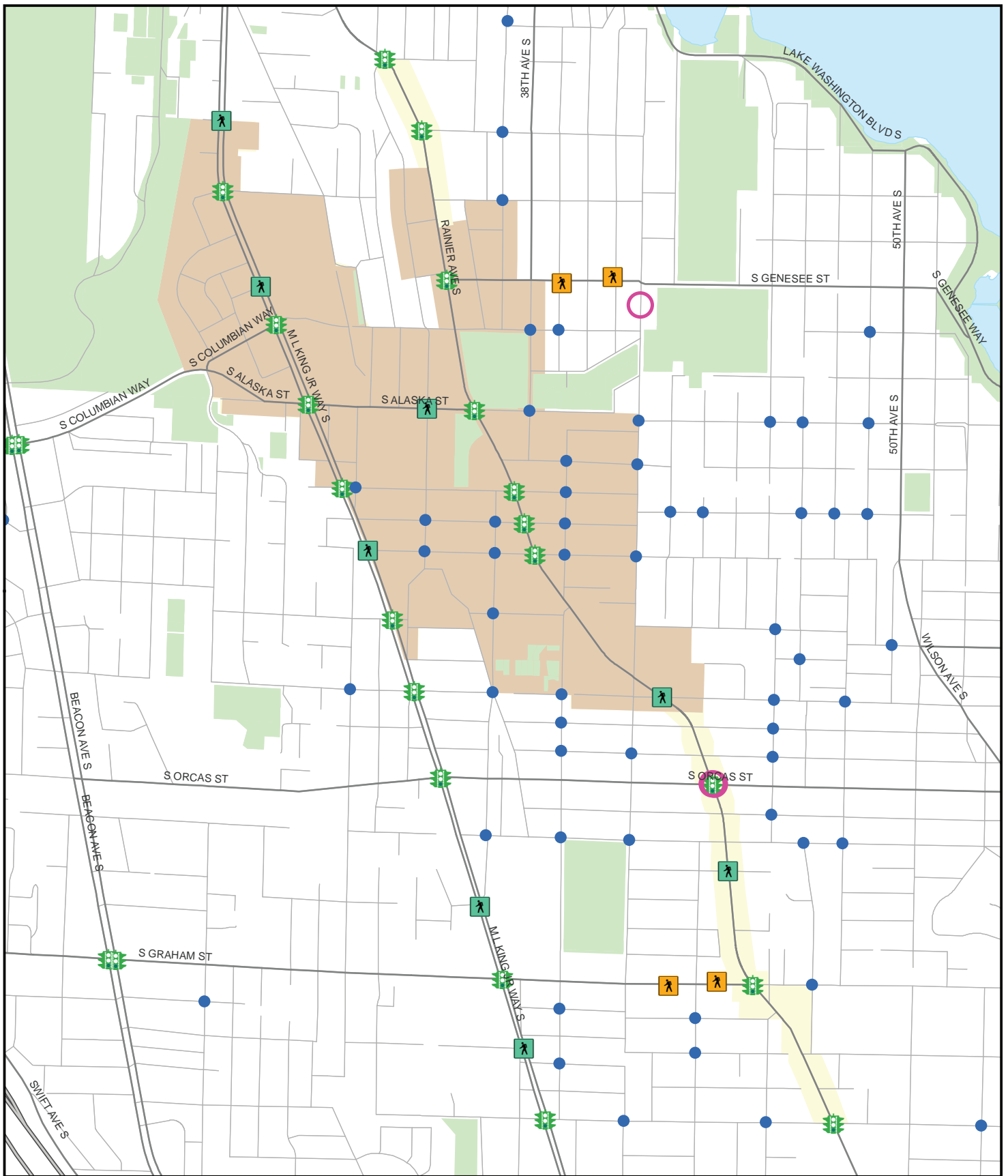


0 0.1 0.2 0.4 Miles



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Columbia City

0 0.1 0.2 0.4 Miles

NSF Projects

2008

2009

Traffic Circle



SDOT Full Signal



SDOT Fire Signal



WSDOT Signal



Half Pedestrian Signal



Mid Block Crosswalk



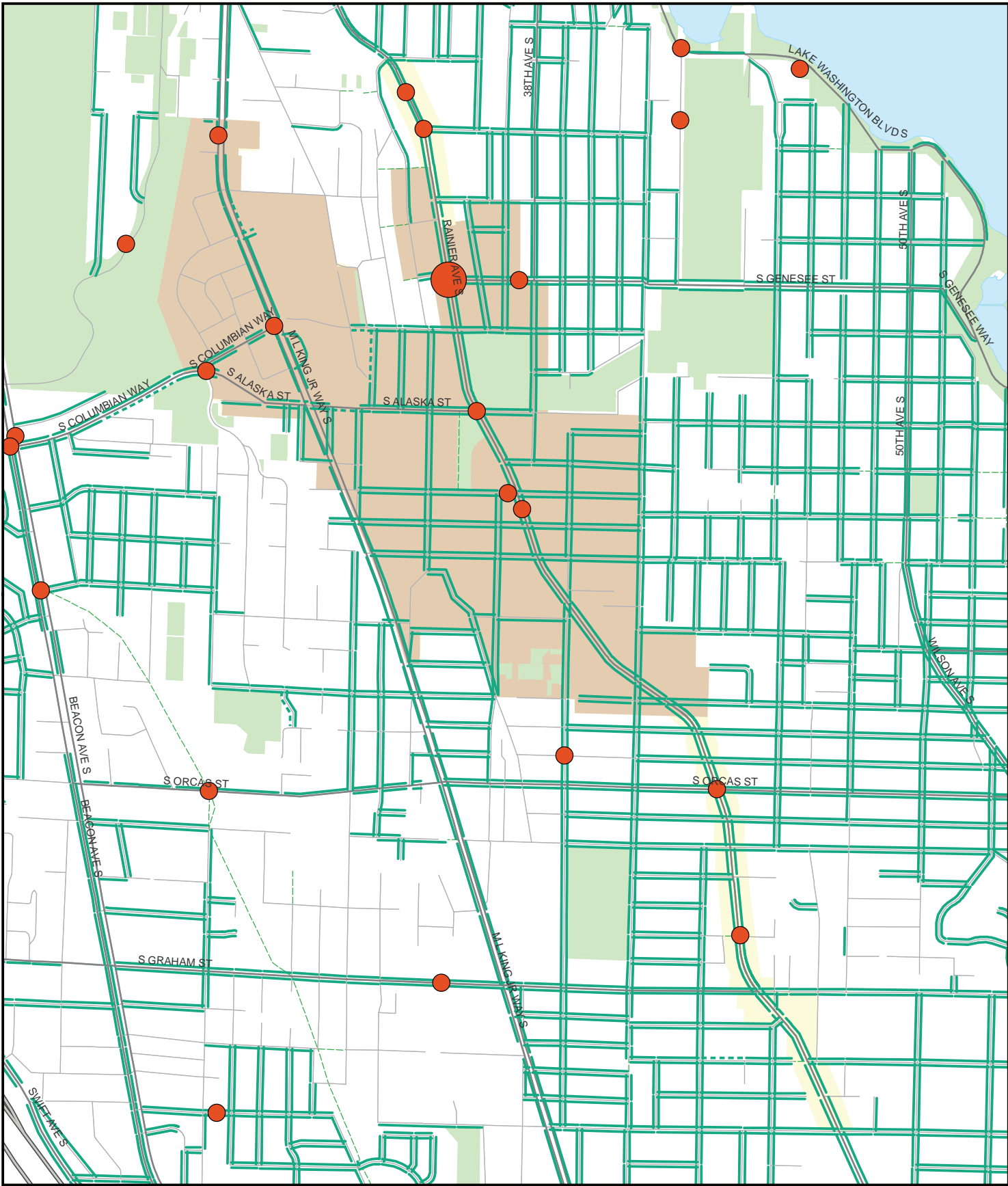
School Beacon



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Seattle Department of Transportation

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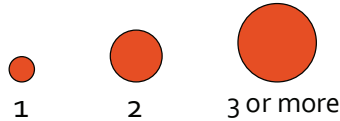


Columbia City

Sidewalks

- Concrete, Asphalt
- Brick, Stone, Paver
- Other
- Walkway

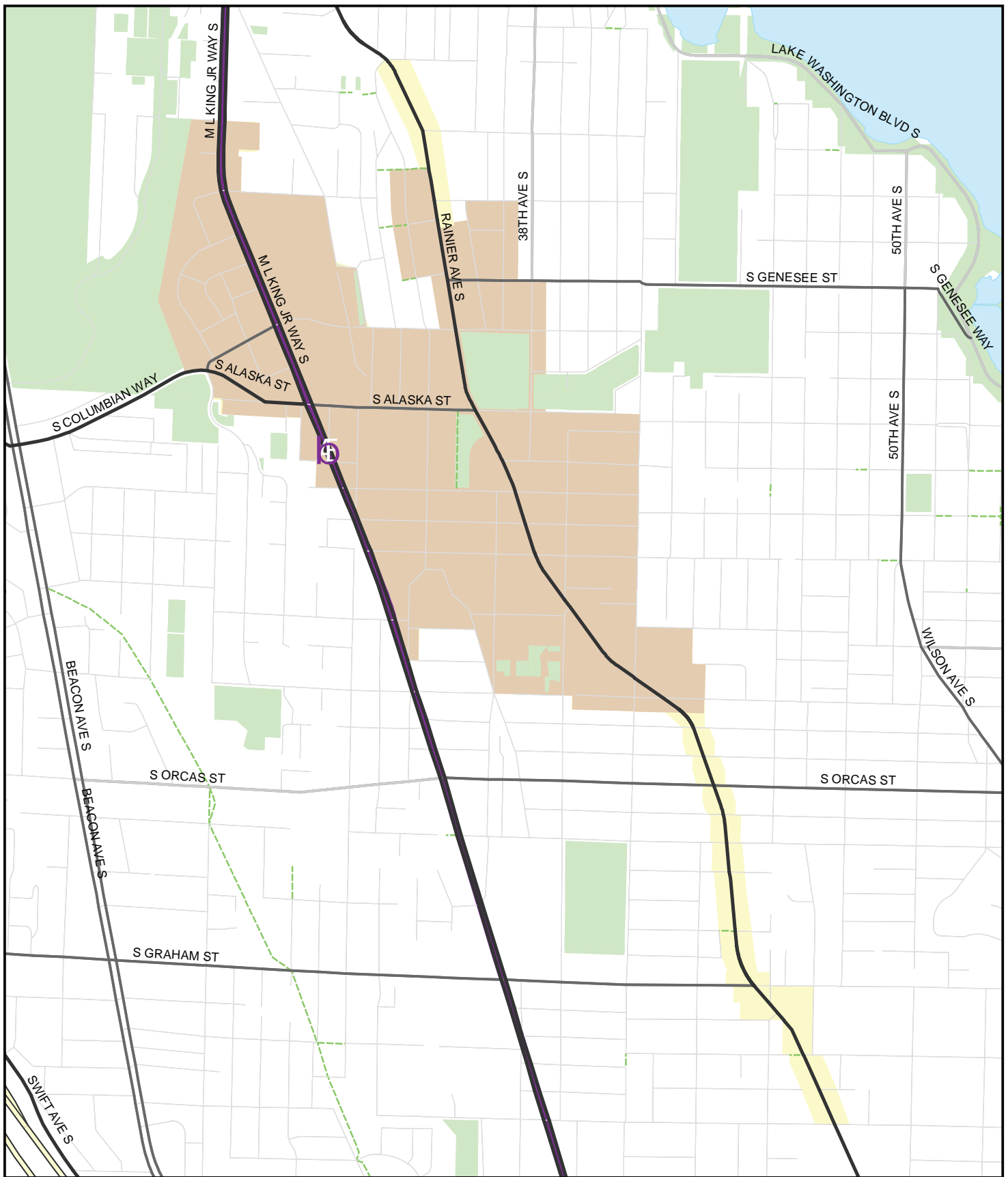
Pedestrian or Bicycle Collisions with Vehicles 2008



0 0.1 0.2 0.4 Miles



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 \Neighborhood Status Reports\Status_Reports_Sidewalks_PedCollisions.mxd



Columbia City

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

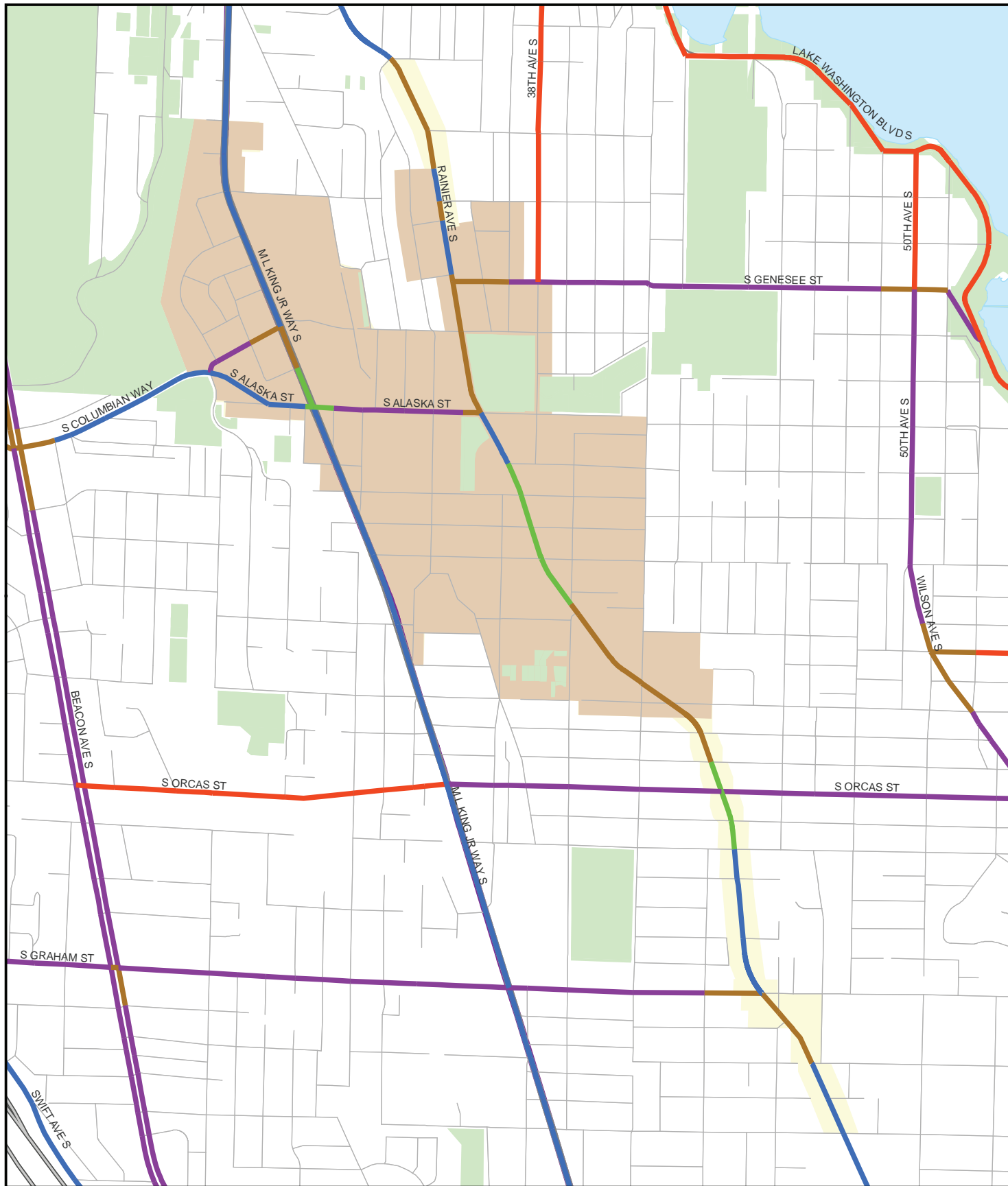
Street Class

- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.1 0.2 0.4 Miles



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Columbia City

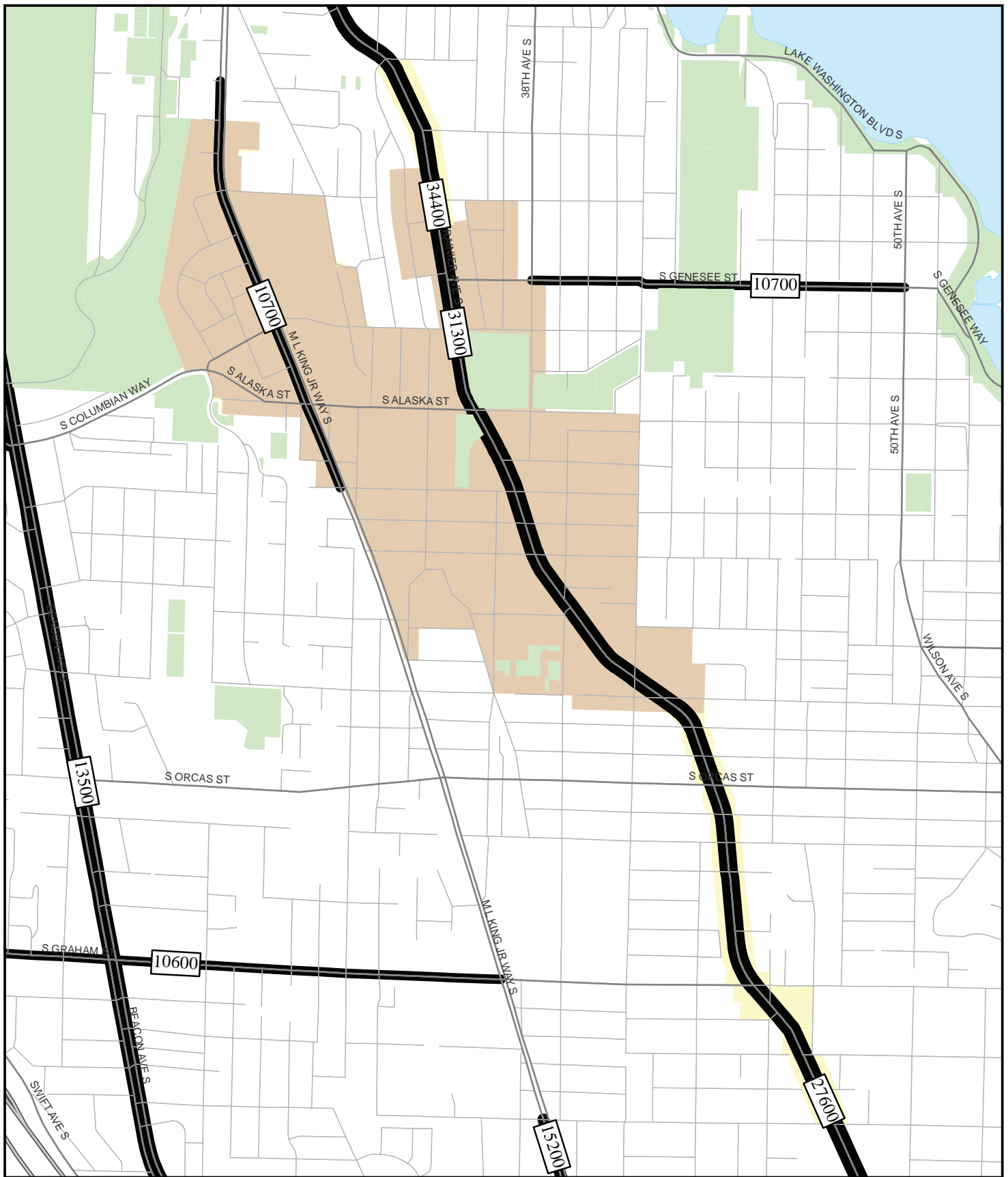
0 0.15 0.3 0.6 Miles

StreetType

- Main Street
- Mixed Use Street
- Commercial Connector
- Local Connector
- Regional Connector
- Industrial Access Street



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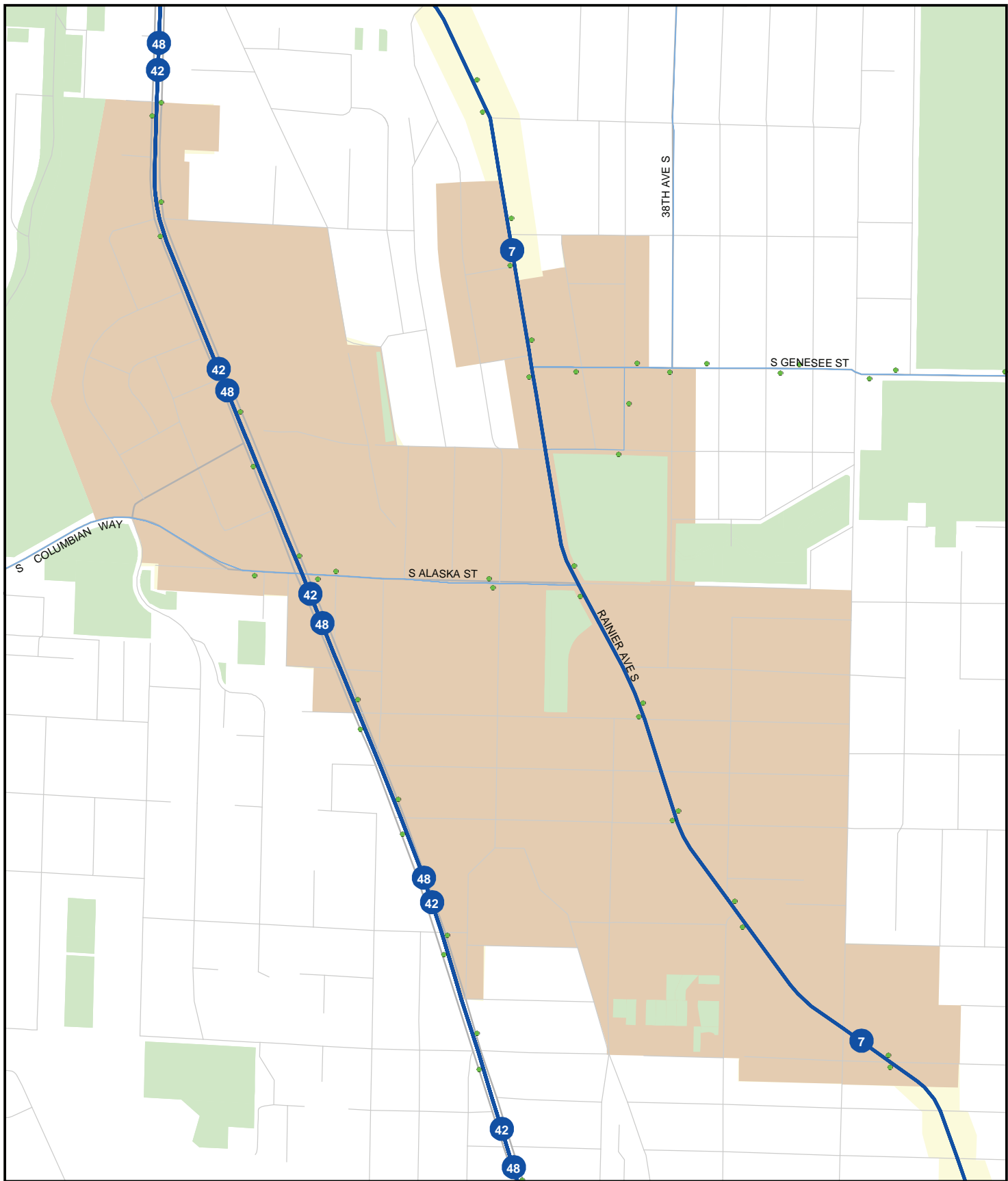
Traffic Flow



0 0.1 0.2 0.4 Miles




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Columbia City

Transit Routes

 Urban Village Transit Network (15 Minute Headway)

 Other Bus Routes

 Bus Stop

0 0.045 0.09 0.18 Miles



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COLUMBIA CITY-HILLMAN CITY-GENESEE PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
*Cheasty Boulevard	N/A	19.3						X	
*Cheasty Greenspace	Cheasty Blvd S/S Della St	43.4						X	
Columbia Park	4721 Rainier Ave S	2.1						X	
*Genesee Pk/Playfield	4316 S Genesee St	57.7		X	X			X	
Hitts Hill Park	Renton Ave S & S Brandon	3.1						X	
Rainier Playfield	3700 S. Alaska St	9.5	X	X	X	X	X		

* Park is adjacent to Planning boundary

Related Plans & Websites

- Strategic Action Plan, September, 2008 <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
The Strategic Action Plan establishes a vision and guides decisions over the next five years. Public and staff participation were an integral part of this process to ensure the Plan reflects the needs of the Seattle community.
- Parks and Green Spaces Levy: <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents: <http://seattle.gov/parks/projects/docs.htm>

Community Investments

- **Cheasty Boulevard** – The Pro Parks Levy provided \$1,000,000 project costs of planning, design and construction. This project constructed improvements to Cheasty Boulevard including pedestrian pathway, drainage, landscaping, and other amenities. Parks and Recreation established a Project Advisory Team representing the community and stakeholders. J. A. Brennan Associates provided landscape architectural services to produce a boulevard plan that will guide future improvements.
- **Columbia Park** – The Pro Parks Levy provided \$350,000 for planning, design and construction. The project embraces the “town square” or “village green” feel to the existing park and will make minor improvements to improve access, enhance maintenance, and add reference to a stream that historically ran

through the site. The improvements will be subtle. They will add character to the park while remaining secondary to the outdoor room created by the buildings that ring the space. The improvements will increase the ability of the park to accommodate small, spontaneous gatherings and the occasional event. Its main function will remain as a passive space for quiet contemplation and public thoroughfare.

- **Genesee Playfield** - The Pro Parks Levy provided \$1,206,270 of project planning, design and construction cost. This project is also funded through the Cumulative Reserve Fund and a grant from King County. Genesee Playfield Phase #1 Construction was the first project to be completed with funds from the Pro Parks Levy. Construction activities in the first phase included converting field #2 from natural grass to a synthetic turf surface. Additional improvements include improved pedestrian pathways, curb bulbs and a crosswalk to the north across S. Genesee St., safety fencing on Field #1 and reconfiguration of the adjacent parking lot. Phase 2 included installation of a state-of-the art lighting system for field #1 and #2 and landscape improvements.
- **Hitt's Hill Park** – The 2000 Pro Parks Opportunity Fund provided \$100,000 for planning and design, with additional funding from Department of Neighborhood's Matching Fund, King County Natural Resources Stewardship Network, and many other private and public funds, and the hard work of the Friends of Hitt's Hill. No play structures or facilities other than trails are planned for the park.
- **Rainier Playfield** – The Pro Parks Levy provides \$67,015 project costs of planning, design and construction of key pathway and trail improvements.

Columbia City Programs

Rainier Community Center Programming – Offers year-round recreational program opportunities for Seattle Citizens of all ages. Programs include: Senior pickle ball, pre-school programs such as busy bees and junior soccer, before and after school care, summer day camp, school break camps, teen after school programs and summer activities, life long recreation for senior adults, special events, sports programs, arts programs and environmental programs.

Late Night Recreation Program – The Late Night Recreation Program was created to provide a safe, supervised environment for teens ages 13-19. The program goals are to save the lives of Seattle youth, create opportunities for success and provide positive alternatives to drugs, gangs and other undesirable activities. Currently the Rainier Beach Late Night program serves between 150-250 youth a week. The Rainier Beach Late Night Program runs year round on Fridays and Saturdays from 7 pm – Midnight. During the summer we also offer 10 weeks of Late Night on Thursdays from 7 pm –Midnight.

Two upcoming programs – Digital Story Telling Project and 4-H gardening with young people. The Digital Story Telling workshop is an 8-week workshop where teens will learn to script a short non-fiction story that will be accompanied by still photos and a sound track. The 4-H gardening project will teach young people about healthy foods, where it comes from, how to grow it, and ultimately will be harvested and cooked by the young people themselves into various dishes. We now have 8 garden beds for the young people to maintain and cultivate. All provided materials and installation were generous donations from the community.

Columbia City-Hillman City-Genesee Residential Urban Village:

Distribution-based Goal: 10,000 square feet within 1/8 to 1/4 mile of all village locations

Rainier Playfield, Columbia Park, the new Hitt's Hill Park, Genesee Playfield and Brighton Playfield are located within 1/4 mile of most Columbia City urban village locations in the south and east portions of the village.

Gaps in open space gap exist in around a third of the urban village, specifically to the northwest on either side of Martin Luther King Way, at the 1/4 mile range. These gaps in open space increase to include just under half of the urban village when considering parks within 1/8 mile of all village locations.

Population-based Goals: 1 acre Village Open Space per 1,000 households (HH)

Usable Open Space needed to meet 2004 Open Space Household Goal 1.75 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 2.55 acres

Existing Usable Open Space within Urban Village Boundary 15.24 acres

*Existing Usable Open Space within Urban Village Boundary 15.24 acres

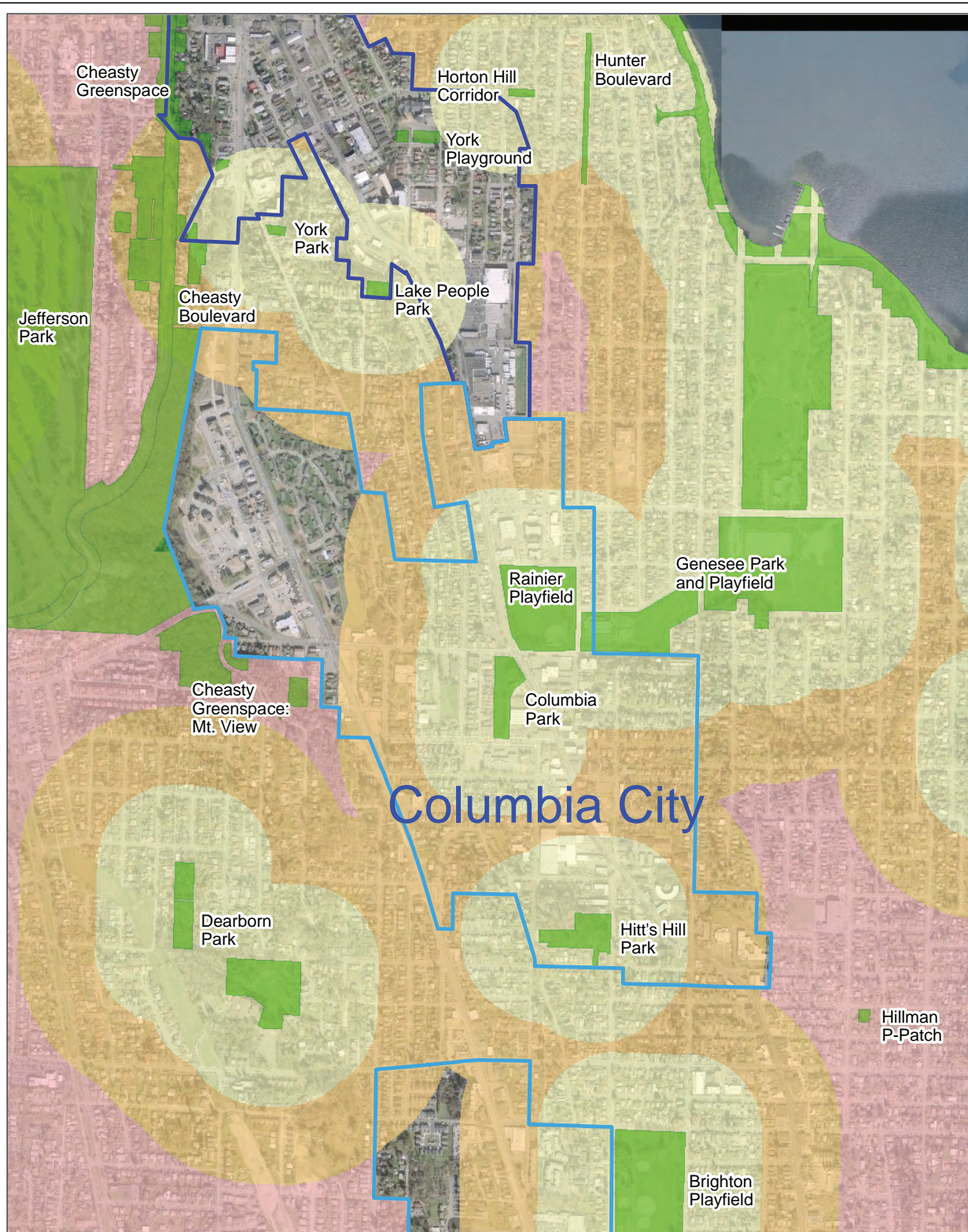
Population-based goal result Goals Met

Rainier Playfield, Columbia Park and the new Hitt's Hill Park, all within the Columbia City Residential Urban Village's boundary, provide 15.24 acres of Village Open Space.

The total acreage of these parks meets the City's 2004 and 2024 goals for open space per household for the Columbia City urban village.

Village Commons Goal: At least one Usable Open Space of at least one acre in size where overall residential density is 10 households per gross acre or more

Because of Columbia City's 2004 residential density of 6 and the 2024 target of 8 households per acre, the City's criteria for a Village Commons does not apply to the Columbia City Residential Urban Village.



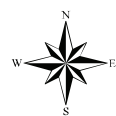
Gaps in Usable Open Space - Columbia City

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Map date: March 11, 2009

Source:
Port of Seattle, Army Corps of Engineers, and City of Seattle GIS data.



500 0 500
Feet

LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages

Service Area Criteria for Usable Open Space (UOS)

■ 1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

■ 1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

■ 1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

COLUMBIA CITY-HILLMAN CITY-GENESEE CAPITAL FACILITIES & UTILITIES

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 28	5968 Rainer Ave S	EMS: 72% in 4 mins, Fire: 81% in 4 mins, Engine Co., Ladder Co., Medic Unit	
Fire Station	SFD 30	2931 Mt. Baker Blvd. W	EMS: 83% in 4 mins., Fire: 77% in 4 mins, Engine Co.	
Police Station	South Pre-cinct	3001 S. Myrtle St	15.48 sq.mi. service area, facility capacity 13,688 sq.ft.	
Schools	ORCA at Columbia	3528 S Ferdinand St	244 students	
	All 10 Middle Schools			
	All 11 High Schools			
Library	Columbia Branch	4721 Rainier Ave. S	5838 sq.ft	
P-Patch	Cultivating Communities: Rainier Vista P-Patches	4 Locations around intersection of S Genessee and MLK Jr. Way S		
	Findlay P-Patch	4607 S.Lucile St	35 Plots	

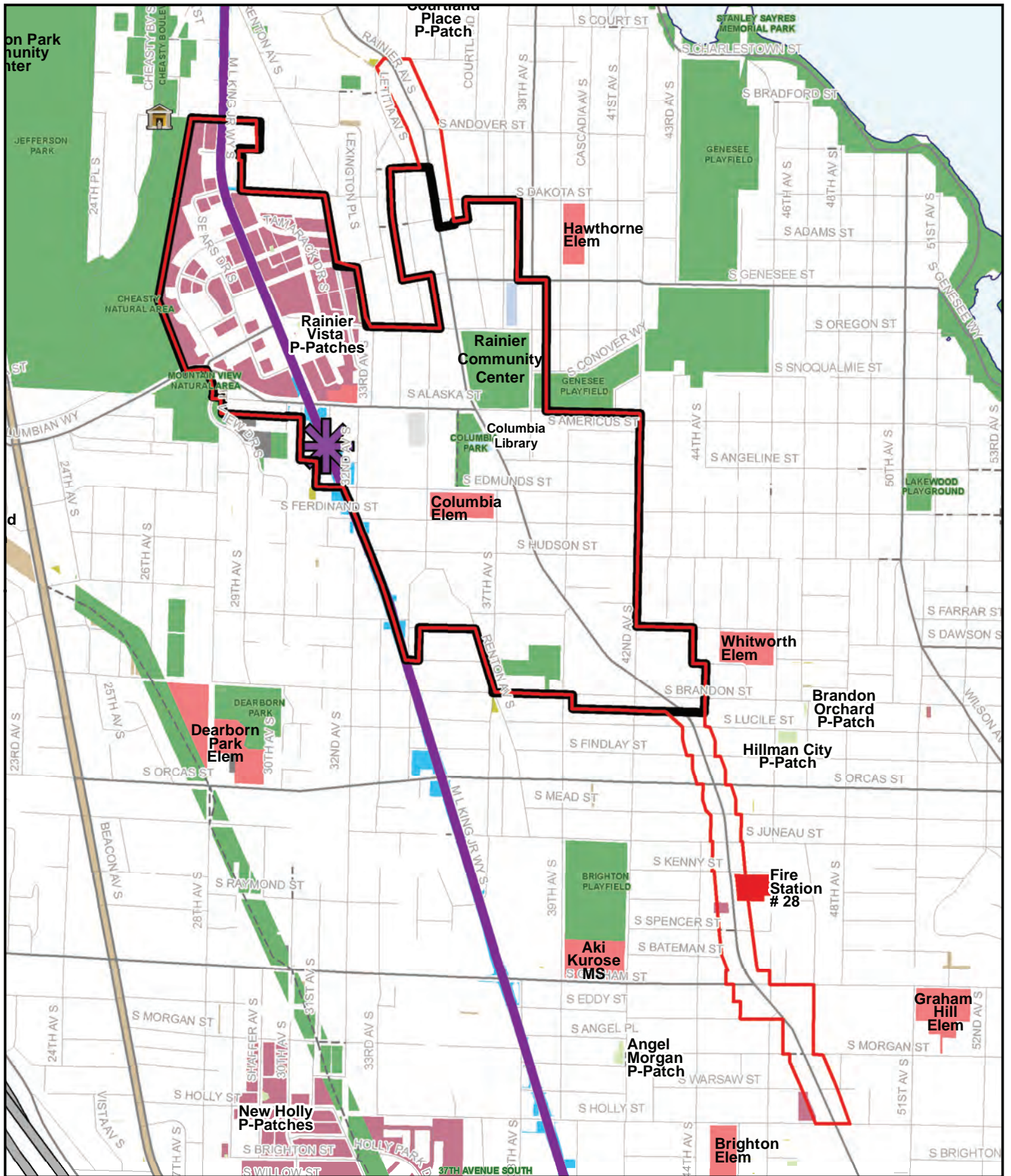
Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>

DRAFT



Columbia City

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

Public Property

- Public Safety
- Utility Facilities/Property
- Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village
- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations At-Grade / Aerial Tunnel

- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark

0 0.05 0.1 Miles



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COLUMBIA CITY-HILLMAN CITY-GENESEE HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Columbia City

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit ages	\$694	\$527	\$646	\$782
2000 and newer	na	na	na	na
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$653	\$653	\$652	\$702	\$694

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(Central Seattle/SE MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	53	\$358,000	3	\$330,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

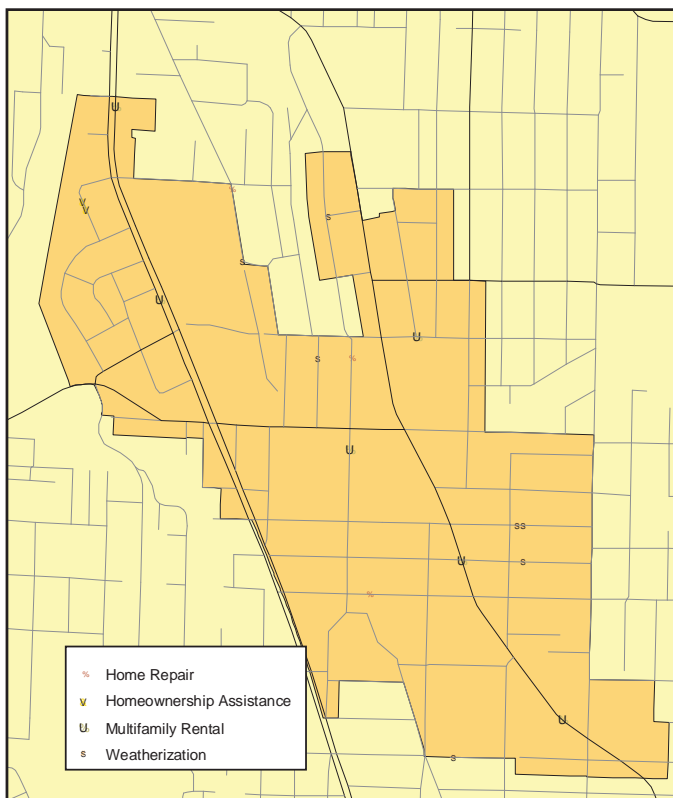
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Columbia City Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Home Repair	Homeownership Assistance	Multifamily Rental	Weatherization
3 units	2 units	6 locations / 180 units	7 locations / 7units